

## Southridge Professional Center - 411 SE 10<sup>th</sup> Street - lower level



### Newly Available - Prime - Retail or Office Space - For Lease

This space is located diagonally from Prostrollo's Auto Mall on the corner of Washington Ave S. and Hwy 34. Other tenants in the building include Madison Vision Clinic, Lakes Family Chiropractic and CU Mortgage.

Location includes the highest traffic counts in Madison, fantastic visibility and easy access to a large parking lot from Hwy. 34.

### Available space:

Approximately 1,200 sq. ft. (plus extra sq. ft. for storage) of modern, affordable space on Madison's busiest corner.

### Specifics:

**Utilities:** Included in triple net lease

**Natural Gas:** Northwestern Energy

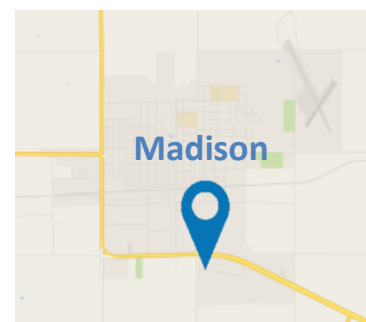
**Electric:** Several programs exist from Heartland Consumers Power District for new or expanding businesses.

**Telephone/Internet Provider:** Midco

**Central Air:** Yes

**Bathroom:** Yes. Private bathroom accessible from this space only.

**Kitchen/Breakroom Space:** Yes. Private area accessible from this space only.



### Contact:

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